

STATEMENT OF INFORMATION

9 CLAREMONT GLEN, BERWICK, VIC 3806

PREPARED BY MICHELLE GIBSON , ALEX SCOTT BERWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CLAREMONT GLEN, BERWICK, VIC 3806 3 - -

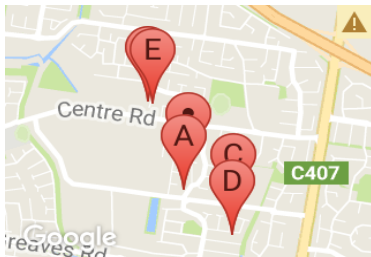
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$620,000 to \$640,000

Provided by: Michelle Gibson , Alex Scott Berwick

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$687,750

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5 BELLEVUE DR, BERWICK, VIC 3806

3 2 3

Sale Price

****\$633,000**

Sale Date: 28/03/2018

Distance from Property: 155m



13 KALASTAIRE GR, BERWICK, VIC 3806

3 2 2

Sale Price

\$630,000

Sale Date: 12/12/2017

Distance from Property: 544m



49 HOMESTEAD RD, BERWICK, VIC 3806

4 2 1

Sale Price

****\$635,000**

Sale Date: 05/03/2018

Distance from Property: 413m



This report has been compiled on 13/04/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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30 SHARPE CRT, BERWICK, VIC 3806

 4  2  2

Sale Price

***\$666,000**

Sale Date: 18/02/2018

Distance from Property: 555m



12 KALASTAIRE GR, BERWICK, VIC 3806

 4  2  2

Sale Price

\$634,000

Sale Date: 29/01/2018

Distance from Property: 515m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 CLAREMONT GLEN, BERWICK, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$620,000 to \$640,000

Median sale price

Median price

\$687,750

House

X

Unit

Suburb

BERWICK

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 BELLEVUE DR, BERWICK, VIC 3806	**\$633,000	28/03/2018
13 KALASTAIRE GR, BERWICK, VIC 3806	\$630,000	12/12/2017
49 HOMESTEAD RD, BERWICK, VIC 3806	**\$635,000	05/03/2018
30 SHARPE CRT, BERWICK, VIC 3806	*\$666,000	18/02/2018

12 KALASTAIRE GR, BERWICK, VIC 3806	\$634,000	29/01/2018
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